



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, November 19, 2019**

**The Zoning & Platting Commission convened in a meeting on Tuesday, November 19, 2019**

**@ 301 W. 2<sup>nd</sup> St., Austin, TX 78704**

**Chair Kiolbassa called the Commission Meeting to order at 6:00 p.m.**

**Commission Members in Attendance:**

**Ana Aguirre – Secretary  
Ann Denkler – Parliamentarian  
Jim Duncan – Vice-Chair  
Bruce Evans  
David King  
Jolene Kiolbassa – Chair  
Ellen Ray  
Hank Smith  
Abigail Tatkow**

**Absent:**

**Nadia Barrera-Ramirez**

**One vacancy on the Commission**

**EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**A. APPROVAL OF MINUTES**

1. Approval of minutes from November 5, 2019.

Motion to approve the minutes from November 5, 2019 was approved on the consent agenda on the motion by Vice-Chair Duncan, seconded by Commissioner Smith on a vote of 9-0. Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

## B. PUBLIC HEARINGS

1. **Zoning and Rezoning:** [C14-2019-0109 - Messinger Tract Rezoning; District 5](#)  
Location: 9900 David Moore Drive and 9800 Swansons Ranch Road, Slaughter Creek Watershed  
Owner/Applicant: Milton A. Messinger Tax Exempt Family Trust  
Agent: Thrower Design (Ron Thrower)  
Request: I-RR; RR to SF-6  
Staff Rec.: **Recommended, with conditions**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed

For C14-2019-0109 - Messinger Tract Rezoning located at 9900 David Moore Drive and 9800 Swansons Ranch Road.

Motion by Commissioner King, seconded by Chair Kiolbassa to deny the rezoning request of SF-6 district zoning failed on a vote of 4-5. Those voting aye were Chair Kiolbassa, Vice-Chair Duncan and Commissioners King and Denkler. Those voting nay were Commissioners Smith, Aguirre, Ray, Tatkow and Evans.

Motion by Commissioner Evans, seconded by Commissioner Smith to grant SF-6-CO with the -CO for a maximum of 11 dwelling units per acre and allow for public school use by conditional use permit failed on a vote of 4-5. Those voting aye were Commissioners Evans, Smith, Tatkow and Ray. Those voting nay were Chair Kiolbassa, Vice-Chair Duncan and Commissioners King, Aguirre and Denkler.

Motion by Vice-Chair Duncan, seconded by Commissioner Aguirre to grant SF-4A district zoning failed on a vote of 2-7. Vice-Chair Duncan and Commissioner Aguirre voted nay.

Item forwarded to Council without a recommendation due to lack of an affirmative vote.

2. **Rezoning:** [C14-2019-0144 - Slaughter CS-1; District 2](#)  
Location: 8601 South Congress Avenue, Onion Creek Watershed  
Owner/Applicant: Barshop & Oles Company (Milo Burdette)  
Agent: Thrower Design (Ron Thrower)  
Request: CS-CO to CS-1  
Staff Rec.: **Recommended**  
Staff: [Kate Clark](#), 512-974-1237  
Planning and Zoning Department

Public Hearing closed

Motion to grant Staff's recommendation of CS-1 district zoning for C14-2019-0144 - Slaughter CS-1 located at 8601 South Congress Avenue was approved on the consent agenda on the motion by Vice-Chair Duncan, seconded by Commissioner Smith on a vote of 9-0. Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

- 3. Preliminary Plan:** [C8-2018-0122 - East Village; District 1](#)  
Location: 3407 East Howard Lane, Harris Branch Watershed  
Owner/Applicant: RH Pioneer North LLC (Gordon Reger)  
Agent: LJA Engineering (Walter Hoysa)  
Request: Approval of the East Village preliminary plan, comprised of 478 lots on 101.47 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public Hearing closed

Motion to grant Staff's recommendation for C8-2018-0122 - East Village located at 3407 East Howard Lane was approved on the consent agenda on the motion by Vice-Chair Duncan, seconded by Commissioner Smith on a vote of 9-0. Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

- 4. Site Plan:** [SPC-2019-0078C - Solera Reserve; District 10](#)  
Location: 6401 FM 2222 Road, West Bull Creek Watershed  
Owner/Applicant: HPI Champion Land Investors, LLC (Runi Duvall)  
Agent: Kimley-Horn and Associates (Joel Wixson)  
Request: Approval of a Hill Country Roadway Site Plan.  
Staff Rec.: **Recommended**  
Staff: [Anaiah Johnson](#), 512-974-2932  
Development Services Department

Public Hearing closed

Motion to grant Staff's recommendation for SPC-2019-0078C - Solera Reserve located at 6401 FM 2222 Road was approved on the consent agenda on the motion by Vice-Chair Duncan, seconded by Commissioner Smith on a vote of 9-0. Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

- 5. Site Plan - Conditional Use Permit:** [SPC-2017-0516C - Pioneer Crossing Amenity Center; District 1](#)  
Location: 3309 Blazeby Drive, Walnut Creek Watershed  
Owner/Applicant: D.R. Horton  
Agent: LJA Engineering (Walter Hoysa)  
Request: Applicant proposes to construct an amenity center in a single-family neighborhood. Community Recreation (Private) is a Conditional Use in SF-4 base zoning district requiring Land Use Commission approval.  
Staff Rec.: **Recommended**  
Staff: [Jeremy Siltala](#), 512-974-2945  
Development Services Department

Public Hearing closed

Motion to grant Staff's recommendation for SPC-2017-0516C – Pioneer Crossing Amenity Center located at 3309 Blazeby Drive was approved on the consent agenda on the motion by Vice-Chair Duncan, seconded by Commissioner Smith on a vote of 9-0. Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

**6. Final Plat from approved** [C8-2016-0145.3A - Parker Creek Ranch Phase 3; District 1](#)

**Preliminary Plan:**

Location: 7620 Decker Lane, Decker Creek Watershed  
Owner/Applicant: Forestar USA Real Estate Group (John Maberry, V.P.)  
Agent: BGE, Inc. (Brian J. Grace, P.E.)  
Request: Approve a final plat composed of 97 lots on 26.850 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed

Motion to grant Staff's recommendation for C8-2016-0145.3A - Parker Creek Ranch Phase 3 located at 7620 Decker Lane was approved on the consent agenda on the motion by Vice-Chair Duncan, seconded by Commissioner Smith on a vote of 9-0. Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

**C. NEW BUSINESS**

**1. 2020 Zoning and Platting Commission Meeting Schedule**

Discussion and possible action to adopt the Zoning and Platting Commission 2020 meeting schedule.

Motion by Vice-Chair Duncan, seconded by Commissioner King to accept Tuesday, March 31, 2020 and Wednesday, November 4, 2020 as part of the 2020 regular meeting schedule. Motion approved 9-0.

**D. ITEMS FROM THE COMMISSION**

**1. Revision of the Austin Land Development Code**

Discussion and possible action regarding matters related to any proposed revisions to the Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

Item discussed and disposed without action.

**E. FUTURE AGENDA ITEMS**

*Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.*

## **F. COMMITTEE REPORTS & WORKING GROUPS**

### [Codes and Ordinances Joint Committee](#)

(Vice-Chair Duncan, Commissioners: Barrera-Ramirez and Denkler)

Commissioner Denkler stated the Committee will review the code amendments for the Central Health downtown campus and residential uses in the Airport Overlay Zone – 3 (AO-3).

### [Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Smith)

No report provided.

### [Small Area Planning Joint Committee](#)

(Commissioners Aguirre and King)

No report provided.

### Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkow)

No report provided.

## **ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call Andrew Rivera at the Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

**Chair Kiolbassa adjourned the meeting without objection on Tuesday, November 19, 2019 at 8:33 p.m.**